
**NOTICE OF MITIGATED DETERMINATION OF
NONSIGNIFICANCE (MDNS)**

The City of Bainbridge Island has made a decision concerning the following land use application:

Date of Issuance: October 11, 2016
Project Name & Number: BAINBRIDGE FIRE STATION 21 CONDITIONAL USE PERMIT/
SITE PLAN AND DESIGN REVIEW PLN11791B CUP/SPR
Project Type: Conditional Use/Site Plan and Design Review
Applicant: MICHAEL CHEN
Owner: BAINBRIDGE ISLAND FIRE DISTRICT
Project Site & Tax Parcel: 8895 Madison Avenue North, TA# 22250210232000
Project Description: Redevelopment of existing fire station as two-story, approximately 30,760 - square foot building, with living quarters, meeting spaces, offices, storage areas, and an apparatus bay with associated site improvements.

SEPA Decision: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if measures to mitigate the proposal are used. This MDNS is issued under WAC 197-11-340 (2) & WAC 197-11-350. This determination was made and mitigation measures were applied after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c.

Responsible Official: Gary R. Christensen
City of Bainbridge Island
Department of Planning and Community Development
Address: 280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 842 - 2552

Signature:  **Date:** 10/11/16

APPEAL: You may appeal this determination by filing a written appeal and paying the \$530.00 appeal fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 by no **later than 4:00 p.m. Tuesday, October 25, 2016. You should be prepared to make specific factual objections.**

If you have any questions, contact:
Josh Machen, AICP, Planning Manager
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110
206-780-3765 or pcd@bainbridgewa.gov

Mitigation measures for BAINBRIDGE FIRE STATION 21 CUP/SPR SEPA Determination

This threshold determination is for file number PLN11791B CUP/SPR. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

Mitigation measures to ensure no probable adverse environmental impact will occur during project construction:

SEPA Conditions

1. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on sites that have not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on sites that have not been previously received a SEPA determination).
2. Contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.
3. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 14 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34.
4. Prior to any clearing or grading on the site, chain-link construction fencing shall be installed and inspected by the City at the edge of the tree's dripline for trees being preserved as part of the development.
5. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16. Noise produced by this development must comply with the maximum environmental noise levels established by the Washington Administrative Code 173-60 or its successor.
6. Frontage improvements along New Brooklyn Road must be completed prior to Certificate of Occupancy and/or Final Inspection. Frontage improvements include pedestrian sidewalk and bike lane.
7. A mid-block crosswalk on Madison Avenue must be designed, approved, and constructed prior to Certificate of Occupancy and/or Final Inspection.
8. All on-site stormwater facilities shall remain privately owned and maintained. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to

the City. A declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before issuance of occupancy permits. The approved language for the Declaration of Covenant is found in BIMC 15.21.